

For CITIZEN CREDIT™
CO-OP. BANK LTD.

Authorized Signatory

(Rupees ten lakhs only)

CITIZEN CREDIT CO-OP BANK LTD
SURVEY NO. 125/2, PLOT NO. 158
NEAR TEEN BUILDING
ALTO, PORVORIM
BARDEZ - GOA - 403521

D-5/STP(V)/C.R./35/34/2011-RD

भारत 14083
173931



INDIA

NON JUDICIAL
DEC 01 2015

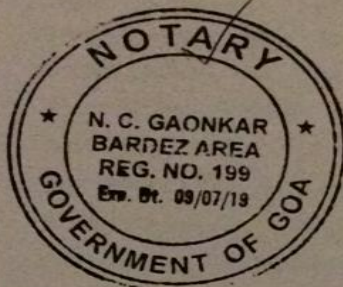
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R. 1000000/- PB7147

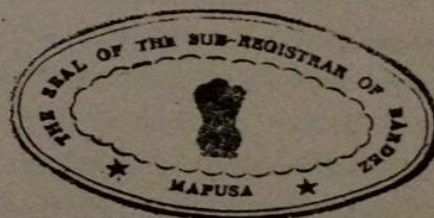
STAMP DUTY

GOA

Name of Purchaser VISIONINDIA INFRAESTATE PRIVATE LTD.



5426
01/12/15



DEED OF SALE

THIS DEED OF SALE is made and executed at Mapusa, Bardez,
Goa, on this 1st day of December, 2015.

Siddharth

Hermandes

For VISIONINDIA INFRAESTATE PVT. LTD.
Prateek Nayyar

Director



BETWEEN

1. Mrs. SANDRA FERNANDES alias SANDRA HUBERT FERNANDES alias SANDRA PHILOMENA RODRIGUES E FERNANDES, w/o. Late Mr. Carmo Francisco Huberto Fernandes, 42 years of age, Widow, Business, holder of PAN Card bearing No. AAGPF8425L, and,
2. Mr. SHELDON FERNANDES, s/o of Late Mr. Carmo Francisco Huberto Fernandes, 20 years of age, Bachelor, Student, Holder of PAN Card bearing No. ABDPF7485. Both Indian Nationals, residents of H. No. 84, Altinho, Mapusa, Bardez, Goa, hereinafter referred to as the 'VENDORS' (which expression unless repugnant to the context or meaning shall include their heirs, successors, executors, administrators and assigns, etc.) of the FIRST PART.

Sandra Fernandes
Sheldon
For VISIONINDIA INFRAESTATE PVT. LTD.
Prateek Nagpal
Director



AND

M/S. VISION INDIA INFRAESTATE PRIVATE LIMITED, holding PAN Card bearing No. AAFCV0514Q, having registered office address, Shop No. 4, Opposite Metro Pillar, No. 55, Sikandarpur, Gurgaon - 122004, represented herein by its Director Mr. PRATEEK NAGPAL, s/o Anuj Nagpal, 22 years of age, Unmarried, Business, Indian National, holding PAN Card bearing No. AMQPN9019G, r/o M 134, Greater Kailash -1, New Delhi -110048, duly constituted and appointed vide Company Resolution dated 30-11-2015, hereinafter referred to as the 'PURCHASER' (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its, shareholders, Directors, executors, administrators, successors-in-interest, legal representatives and assigns) of the SECOND PART.

For VISIONINDIA INFRAESTATE PVT. LTD.
Prateek Nagpal
Director
Sandra Fernandes
Sheldon

WHEREAS there exists a property known as "TEMERICHO SORVO", admeasuring 788 sq. mts, surveyed under Chalta No. 1 of P. T. Sheet No. 125 of the City Survey of Mapusa, earlier forming two plots described in the Land Registration Office of Bardez under No. 39466 at folio 82 of Book B-

Sandra Fernandes

Sheldon

Prateek Nagpal

For VISIONINDIA INFRAESTATE PVT. LTD.
2

Director



101 and under No. 39467 at folio 82v of Book B 101, Not known to be recorded in the Takula Revenue Office, having a house standing thereon, bearing house no. 84/5 (old) & 5/84 (new) of the Mapusa Municipal Council, situated within the limits of the Mapusa Municipal Council, at Altinho, Mapusa, Bardez, Goa, more clearly described in the Schedule written herein below, hereinafter referred to as the '**SAID PROPERTY**' for brevity's sake and delineated in red in the plan annexed hereto. *



AND WHEREAS the SAID PROPERTY was originally two plots of land, which were described in the Land Registration Office of Bardez under description under No. 39466 at folio 82 of Book B-101 and under No. 39467 at folio 82v of Book B 101, presently surveyed as one holding under Chalta No.1 of P.T. Sheet No. 125 of the City Survey of Mapusa, and the same was owned and possessed, by Mr. Mariano Marcelino Fernandes, the said two plots having been inscribed in his favour under Inscription No. 37347 and 37348 at folio 10 v and 11 of Book G-41 of the Land Registration Office of Bardez.

• AND WHEREAS the said Mr. Mariano Marcelino Fernandes, was the sole, absolute and exclusive owner and in possession of the SAID PROPERTY.

WHEREAS the said Mr. Mariano Marcelino Fernandes, expired in the year 1973, in the capacity of a bachelor, without any descendants or ascendants, but leaving behind him, as his sole and exclusive living heirs, the VENDORS herein, being the daughter-in-law and grandson of his brother, the late Mr. Benjamin Fernandes and Candida Rodrigues, who were the brother and sister-in-law, of Mr. Mariano Marcelino Fernandes, thus the collateral heir of the said Mr. Mariano Marcelino Fernandes.

AND WHEREAS the SAID PROPERTY has been allotted in equal shares, absolutely and exclusively, to the VENDORS herein, vide Judgment dated 07-03-2011, passed in Inventory Proceeding No. 276/2010/D, of the Civil Judge Junior Division, Mapusa and Order dated 27-11-2015 passed in C.M.A. No. 176/2015/F, which were commenced on the death of Mr.

M. Fernandes

Sheldon

Prateen Jagpal
For VISIONINDIA INFRAESTATE PVT. LTD.

Director



Benjamin Fernandes, Mrs. Candida Rodrigues, Mrs. Mariano Marcelino Fernandes alias Marcelino Fernandes and Mr. Carmo Francisco Huberto Fernandes the erstwhile owners of the SAID PROPERTY and also vide Order dated 09-01-2003, Corrigendum dated 15-06-2005 and Order dated 02-03-2015, passed in Inventory Proceeding No. 40/1999/B, Mapusa, pertaining to Mr. Carmo Francisco Huberto Fernandes, the late husband and father of the VENDORS, respectively, and hence the VENDORS herein came to be the absolute and exclusive owners of the SAID PROPERTY.

AND WHEREAS the VENDORS have represented to the PURCHASER, that the VENDORS are the sole, absolute and exclusive owners and also in exclusive and absolute possession of the SAID PROPERTY alongwith the house standing thereon, and that there is no other person/s who can prove a better title to the same.

AND WHEREAS the VENDORS have approached the PURCHASER, expressing to the PURCHASER that the VENDORS are desirous of selling the SAID PROPERTY alongwith the house standing thereon, for a total consideration of Rs. 2,00,00,000/- (Rupees Two Crore Only), which is the correct and true market value of the SAID PROPERTY.

AND WHEREAS the PURCHASER has expressed his desire of purchasing the SAID PROPERTY alongwith the house standing thereon, with a clear and marketable title from the VENDORS, for the total consideration of Rs. 2,00,00,000/- (Rupees Two Crore Only), free from all claims, demands and encumbrances.

AND WHEREAS now the VENDORS have agreed to sell and the PURCHASER has agreed to purchase the SAID PROPERTY alongwith the house standing thereon, for a total consideration of Rs. 2,00,00,000/- (Rupees Two Crore Only), with a clear and marketable title, free from all claims, demands and encumbrances.

Benjamin Fernandes

Sheldon

For VISIONINDIA INFRAESTATE PVT. LTD.
Ruateen Naglal
Director



AND WHEREAS now therefore the VENDORS desire to execute this Deed of Sale in favour of the PURCHASER on terms set out herein below.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:

1. IN PURSUANCE of the agreement reached between the VENDORS and the PURCHASER and in consideration of the sum of Rs. 2,00,00,000/- (Rupees Two Crore Only), paid by the PURCHASER to the VENDORS herein, in the following manner, a sum of Rs.5,00,000 (Rupees Five Lakhs only), paid to Mrs. Sandra Hubert Fernandes, the VENDOR No.1, vide RTGS, to the Bank of India, Pune Camp, main branch, bearing account No. 050010100062842, from the HDFC Bank, New Delhi Branch, a sum of Rs. 94,00,000/- (Rupees Ninety Four Lakhs Only) paid vide Demand Draft bearing no. 004157, dated 01-12-2015, drawn on the HDFC Bank, for a sum of Rs. 94,00,000/- (Rupees Ninety Four Lakhs Only), in favour Mrs. Sandra Hubert Fernandes, the VENDOR No.1, and vide Demand Draft bearing no. 015217, dated 30-11-2015, drawn on the HDFC Bank, New Delhi, for a sum of Rs. 99,00,000/- (Rupees Ninety Nine Lakhs Only), paid in favour of Mr. Sheldon Hubert Fernandes, the VENDOR No. 2, and a sum of Rs.2,00,000/- (Rupees Two Lakhs Only) being paid to the Income Tax Department as TDS, (the receipt whereof the VENDORS do hereby admit and acknowledge and of and from the same and every part thereof do hereby forever acquit, release and discharge the PURCHASER), the VENDORS as the sole, absolute and exclusive owners of the SAID PROPERTY bearing Chalta No. 1 of the P. T. Sheet No. 125 of the City Survey of Mapusa, admeasuring 788 sq. mtrs., alongwith the house bearing house no. 84/5(old) and 5/84(new) of the Mapusa Municipal Council standing thereon, more particularly described in the Schedule hereunder written and delineated in red in the plan annexed hereto, do hereby grant, sell, assign, release, transfer, convey and assure unto the PURCHASER
- absolutely and forever the SAID PROPERTY, bearing Chalta No. 1 of the P. T. Sheet No. 125 of the City Survey of Mapusa, admeasuring 788 sq. mtrs., alongwith the house bearing house no. 84/5(old) and 5/84(new) of the Mapusa Municipal Council standing thereon, more



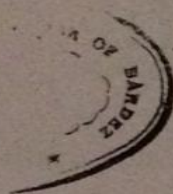
Handwritten signature: Fernandes

For VISIONINDIA INFRAESTATE PVT. LTD.

Handwritten signature: Nagpal

Handwritten signature: Fernandes

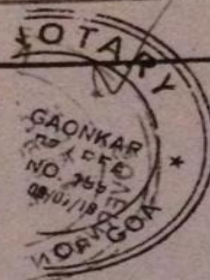
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For VISIONINDIA INFRAESTATE PVT. LTD.
Director



2. The VENDORS covenant with the PURCHASER that the VENDORS have in themselves absolute authority, right, title and power to sell, transfer and convey the SAID PROPERTY and the house standing thereon hereby conveyed and undertake to indemnify the PURCHASER against any person/s or entity who/that may prove a better title.
3. The VENDORS do hereby covenant with the PURCHASER that the VENDORS have not done, committed or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby they are prevented from granting, selling and conveying the SAID PROPERTY

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Prateek Nagpal
For VISIONINDIA INFRAESTATE PVT. LTD.



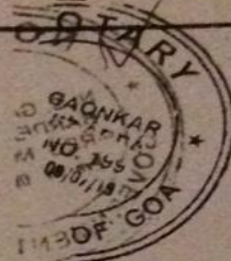
and the house standing thereon and all their rights, interests and title in respect thereto in the manner aforesaid or whereby the same or any part thereof are, is, can or may be charged, encumbered or shall prejudicially affect the estate, title or otherwise, howsoever of the SAID PROPERTY and the house standing thereon.



4. The VENDORS have delivered unto the PURCHASER exclusive, vacant and irrevocable possession of the SAID PROPERTY and the house standing thereon and the PURCHASER may from time to time and at all times hereafter peaceably and quietly enter upon, occupy, possess and enjoy the SAID PROPERTY and the house standing thereon hereby conveyed with their appurtenances and every part thereof for its own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by the VENDORS or their heirs, successors, administrators, assigns or by any person/s claiming to or from, under or in trust for them.
5. The VENDORS also assure the PURCHASER that there are no encumbrances, charges, liens or any other liability of whatsoever nature in respect of the SAID PROPERTY and the house standing thereon conveyed by these presents and that there has been no prior agreement with any third party in respect thereto.
6. The PURCHASER shall hold the SAID PROPERTY and the house standing thereon free and clear and freely and clearly and absolutely exonerated and forever released and discharged by the VENDORS and well and sufficiently saved, defended, kept harmless and indemnified of and from and against all former and other estates, titles, liens, charges and encumbrances whatsoever made occasioned or to claim by, from or in trust for them.
7. The VENDORS agree that they shall at all times hereinafter perform and observe all the covenants herein stated and the VENDORS shall keep the PURCHASER and its partners, successors, administrators, assigns and/or any person/s claiming through or under the PURCHASER harmless against all suits, proceedings, costs, charges, claims or demands and shall

Almendres
Chidori

Prateek Nappal
For VISIONINDIA INFRAESTATE PVT. LTD.
Director



indemnify the PURCHASER against any and all such contingencies, claims or dispossession of/on the SAID PROPERTY and the house standing thereon. The VENDORS and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the SAID PROPERTY and the house standing thereon or any part hereby conveyed by, from, under or in trust for the VENDORS or their heirs, successors, administrators, assigns or any of them shall and will from time to time and at all times hereafter at the request and cost of the PURCHASER do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, whatsoever for better and more perfectly and absolutely granting and conveying the SAID PROPERTY and the house standing thereon and every part thereof hereby conveyed unto and to the use of the PURCHASER in the manner aforesaid and as shall be reasonably required by the PURCHASER, his heirs, successors, administrators, assigns or Counsels-in-law.

8. The VENDORS covenant that there are no Mundkars, Tenants, occupiers or any other claimants to the SAID PROPERTY and the house standing thereon.
9. The VENDORS covenant that there is No Litigation against the SAID PROPERTY and the house standing thereon neither have the VENDORS received any Notice from Any Court, Tribunal, Authority or Person, with respect to the SAID PROPERTY and the house standing thereon.
10. The VENDORS shall on execution of these present handover to the PURCHASER all original documents and evidence of title pertaining to the SAID PROPERTY and the house standing thereon.
11. The PURCHASER shall be entitled on execution of these presents to carry out Mutation of the SAID PROPERTY in its favour in the corresponding Form D/Property Card and the VENDORS shall cooperate and have no objection to the same.

Mendes

Sheldon

For VISIONINDIA INFRAESTATE PVT. LTD.
Prateek Nagpal
Director

12. The PURCHASER has deducted 1% of the purchase consideration towards TDS and the same shall be deposited by the PURCHASER, with the Income Tax Department.

13. The VENDORS covenant that they do not belong to the schedule caste or schedule tribe community.

SCHEDULE
[SAID PROPERTY]

ALL THAT PROPERTY known as "TEMERICHÓ SORVO", admeasuring 788 sq. mts, surveyed under Chalta No. 1 of P. T. Sheet No. 125 of the City Survey of Mapusa, earlier forming two plots described in the Land Registration Office of Bardez under No. 39466 at folio 82 of Book B-101 and under No. 39467 at folio 82v of Book B 101, Not known to be recorded in the Takula Revenue Office, having a house standing thereon, bearing house no. 84/5 (old) 5/84 (new) of the Mapusa Municipal Council, situated within the limits of the Mapusa Municipal Council, at Altinho-Mapusa, Taluka and Sub-District of Bardez, North-Goa District, Goa, and is bounded as under:

On or towards the East: by the property bearing Chalta No.2 of P.T.Sheet No. 125,

On or towards the West: by a Public Road,

On or towards the North: by a Public Road,

On or towards the South: by the property bearing Chalta No. 43 of P.T. Sheet No. 125, though which passes a Public Road.

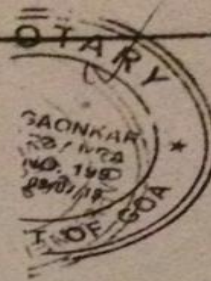
(The **SAID PROPERTY** is delineated in red in the plan annexed hereto)

IN WITNESS WHEREOF the parties hereto have set their hands on the day, month and year hereinabove mentioned.

Hernandes

Saldor

For VISIONINDIA INFRAESTATE PVT. LTD.
Prateen Nagpal Direr



SIGNED SEALED AND DELIVERED]
BY THE WITHIN-NAMED VENDOR No. 1]



1. *S. Fernandes*
Mrs. SANDRA FERNANDES alias
SANDRA HUBERT FERNANDES



L. H.

R. H.



S. Fernandes

Saldor

For VISIONINDIA INFRAESTATE PVT. LTD.

P. M. N. N. N. N.

Director



SIGNED SEALED AND DELIVERED]
BY THE WITHIN-NAMED VENDOR No. 2]



2.

Sheldon

Sheldon

Mr. SHELDON FERNANDES alias
SHELDON HUBERT FERNANDES.



L. H.

R. H.

(i)



(i)



(ii)



(ii)



(iii)



(iii)



(iv)



(iv)



(v)



(v)



Fernandes

For VISIONINDIA INFRAESTATE PVT. LTD.
Pateou Nagpal

Direct



SIGNED SEALED AND DELIVERED]
BY THE WITHIN-NAMED PURCHASER]

For VISIONINDIA INFRAESTATE PVT. LTD.



Prateek Nagpal Director

M/S. VISION INDIA INFRAESTATE PRIVATE LIMITED,

through its director Mr. PRATEEK NAGPAL

L. H.

R. H.

(i)



(i)



(ii)



(ii)



(iii)



(iii)



(iv)



(iv)



(v)



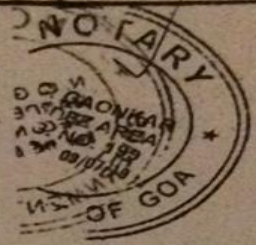
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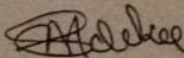
Hernandes

For VISIONINDIA INFRAESTATE PVT. LTD.
Prateek Nagpal Director

Sheldon



IN THE PRESENCE OF:

1. Shrilesh Mandrekar 

2. Danny Fernandes 

Hernandes

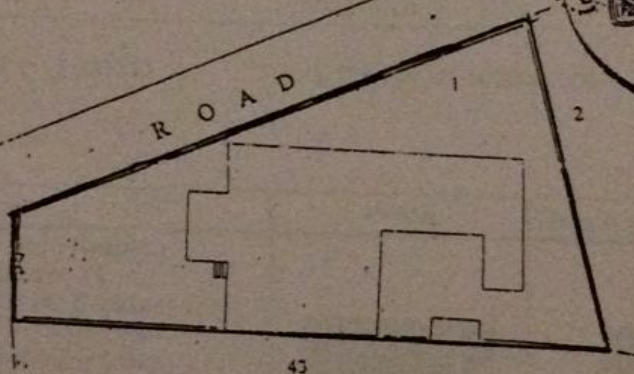
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For VISIONINDIA INFRAESTATE PVT. LTD.
Prateek Nigam
Dire



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Inspector of Survey and Land Records, Mapusa

Plan showing plots situated at
Mapusa City
PT Sheet No. 125 / Chalta No. 1
Scale 1:500

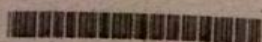


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Hernandes
Suldon

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For VISIONINDIA INFRAESTATE PVT. LTD.
Deatenu Nagpal Director
P. K. Kulkarni
Compared by :
(CS)



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 01-12-2015 02:58:12 PM

Document Serial Number : 5426

Presented at 02:34:00 PM on 01-12-2015 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	800000.00
2	Processing Fees	220.00
	Total :	800220.00

Stamp Duty Required: 1000000.00

Stamp Duty Paid: 1000000.00

Prateek Nagpal presenter

Name	Photo	Thumb Impression	Signature
Prateek Nagpal, s/o Anju Nagpal , UnMarried, Indian, age 22 Years, Business, r/o M 134, Greater Kailash-1, New Delhi - 110048 Pan No. AMQPN9019G, Director of M/s Vision India Infraestate Private Limited office at Shop No 4, Opp., Metro Pillar No 55, Sikandarpur, Gurgaon - 122004, Co. Pan No. AAFCV0514Q, Vide Resolution dated 04.06.2015			 For VISIONINDIA INFRAESTATE PVT. LTD. Prateek Nagpal

Endorsements

Executant

1. Sandra Fernandes alias Sandra Hubert Fernandes alias Sandra Philomena Rodrigues E Fernandes, w/o late Carmo Francisco Huberto Fernandes, widow, Indian, age 42 Years, Business, r/o H.No 84, Altinho Mapusa Bardez- Goa Pan No. AAGPF8425L

Photo	Thumb Impression	Signature



2. Sheldon Fernandes, s/o late Carmo Francisco Huberto Fernandes, UnMarried, Indian, age 20 Years, Student, r/o H.No 84, Altinho Mapusa Bardez- Goa Pan No. ABDPF7485N

Photo	Thumb Impression	Signature

3. Prateek Nagpal, s/o Anju Nagpal, UnMarried, Indian, age 22 Years, Business, r/o M 134, Greater Kailash-1, New Delhi - 110048 Pan No. AMQPN9019G, Director of M/s Vision India Infrastructure Private Limited office at Shop No 4, Opp., Metro Pillar No 55, Sikandarpur, Gurgaon - 122004, Co. Pan No. AAFCV0514Q, Vide Resolution dated 04.06.2015

Photo	Thumb Impression	Signature
		 For VISION INDIA INFRAESTATE PVT. LTD. Director

Identification

Sr. No.	Witness Details	Signature
1	Adhinar Dhargalkar, S/o Rajaram Dhargalkar, UnMarried, Indian, age 23 Years, Service, r/o H.No 82/1 Guirim bardez- Goa	
2	Shailesh Mandrekar, S/o Shantaram Mandrekar, Married, Indian, age 40 Years, Service, r/o H.No. 366/8, Thivim Bardez- Goa	

TDS Submitted

REGISTRAR
BARDEZ

Sub-Registrar

REGISTRAR
BARDEZ

Scanned By:-

Signature:-



Book-1 Document
Registration Number BRZ-BK1-09217-2015
CD Number BRZD775 on
Date 15-12-2015

Sub-Registrar (Bardez)

BARDEZ

Scanned By:- *Sadanand*

Signature: *[Signature]*

Designed and Developed by C-DAC, ACTS, Pune



Certified True Copy

[Signature]
N. C. GAONKAR
Advocate & Notary
Mapusa, Bardez - Goa

Reg. No. 8821/2015

21 DEC 2015